

March 11, 2003

To: Supervisor Yvonne Brathwaite Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

**INITIAL STUDY FOR THE LA MIRADA MERGED REDEVELOPMENT PROJECT
(FOURTH DISTRICT)**

Consistent with your Board's instruction of February 4, 1997 regarding the preparation of reports on proposed redevelopment projects by the County's cities, and pursuant to the Policies and Procedures governing the County's approach to city redevelopment activities adopted by your Board on October 8, 2002, we are advising your Board that the City of La Mirada has sent us the Initial Study for the Merged Redevelopment Project. The Initial Study includes the following information:

- The proposed project area includes the merger of three existing redevelopment projects (1,106 acres), with a new project area (Project Area No. 4) of approximately 297 acres.
- According to the Agency, activities of the project may include:
 - Acquisition of real property without the use of eminent domain on property zoned R-1 single-family residential;
 - Public Improvements including streets, curbs, gutters, and drainage systems to remove blighted influences in residential, commercial, and industrial areas of the Project Area;
 - Residential and commercial rehabilitation low-interest loans and/or grants; and
 - Development assistance to ensure financial feasibility of redevelopment activities such as the expansion and retention of existing businesses, the attraction of new businesses, and various types of rehabilitation activities.

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A project description and map excerpted from the Agency's notice are attached. Further information will be available in the Agency's Preliminary Report. The Preliminary Report will include the Agency's analysis of blight, assessment of proposed financing, amount of tax increment anticipated from the proposed project, and a description of the redevelopment projects planned by the Agency. Upon receipt of this document from the Agency, we will send your Board another report, including a financial analysis and a determination of whether the proposed Project is generally consistent with Community Redevelopment Law.

If you have any questions regarding this information, please call me, or your staff may call Robert Moran of my office at (213) 974-1130.

DEJ:LS
MKZ:RM:nl

Attachment

c: Auditor-Controller
County Counsel